



MIAMI BEACH

PLANNING DEPARTMENT

PLANNING BOARD AGENDA

May 25, 2010

1:30 PM – Public hearing

File No. 1962 – Water Supply Facilities Work Plan. An Ordinance of the City of Miami Beach, Florida, adopting a 10-Year Water Supply Facilities Work Plan and amending the City's Comprehensive Plan to strengthen coordination between Water Supply and local land use planning as required by Florida Law; Providing for Severability; and Providing an Effective Date.

3:00 p.m. – Regular meeting

I. Administration

After Action report – April 27, 2010 meeting

II. Items for Continuance/Withdrawal

None

III. Progress Reports

A. **File No. 1942 - Temporary Docks and Pilings - 2009 Yacht and Brokerage Show** – 6 month progress report as per Condition no. 1 of the Conditional Use Permit.

IV. Public Hearings

A. **Previously Continued Items**

1. **File No. 1958. 330 Lincoln Road - The Strip.** The applicant, Stone Management Associates, is requesting a Conditional Use Permit for a Neighborhood Impact Establishment, which has been legal non-conforming, with an occupant load of 425 persons. In addition, the applicant is requesting the approval of an added performance stage on the second floor of the venue.
2. **File No. 1840. 2301 Collins Avenue (a/k/a 2377 Collins Avenue). Gansevoort rooftop venue** – The applicants, Sandy Lane Residential, LLC, Sandy Lane Retail LLC, and Sandy Lane Beach Front, LLC are requesting a Modification to a Conditional Use Permit to introduce the new operator and for the operator to affirm its understanding of the conditions of the Conditional Use

Permit; and to modify the condition that refers to decibels in order to be consistent with the City's noise ordinance.

B. New Applications

1. **File No. 1960. 7141 Indian Creek Drive – Calvary Chapel.** The applicant, Calvary Chapel of Miami Beach, Inc., is requesting Conditional Use approval to operate a church in the property, which was originally designed and built as a church. The estimated combined attendance for all their services is 300 persons per week.
2. **File No. 1422. 340 23rd Street.** The applicant, American Riviera Real Estate Company is requesting an extension of time up to two years of its Conditional Use Permit to operate a temporary parking lot.
3. **File No. 1961. 1861 Bay Road.** The applicant, Tremont Towing, Inc. is requesting Conditional Use approval for a towing yard in the I-1 Light Industrial District.
4. **File No. 1954. Amendments to the Land Development Regulations of the City Code.** The City of Miami Beach, Florida is requesting amendments to the text of the City's Land Development Regulations, Chapter 142, "Zoning Districts and Regulations", Article II, "District Regulations", by creating a new Division 20, "TC North Beach Town Center Districts", creating new zoning districts TC-1, "Town Center Core"; TC-2, "Town Center Mixed Use; and TC-3, "Town Center Residential Office"; providing for purpose and intent, definitions, main permitted, conditional, accessory and prohibited uses, development regulations, design review standards, and parking regulations; amending Chapter 130, "Off-Street Parking", Article II, "Districts; Requirements", Section 130-31, "Parking Districts Established", amending the boundaries of Parking District 4; amending Article III, Section 130-68, "Commercial and Noncommercial Parking Garages", adopting new regulations in TC-3 and GU districts for commercial and noncommercial parking garages; amending Chapter 138, "Signs", Article V, "Sign Regulations by Districts", Section 138-72, "Schedule of Sign Regulations for Principal Use Signs"; and creating a new Section 138-174, "North Beach Town Center Signage" amending Chapter 142, Division 4, "Alcoholic Beverages" Sections 142-1301 and 142-1302 to include TC districts.
5. **File No. 1955. Zoning Map Changes.** The City Of Miami Beach, Florida is requesting amendments to the Official Zoning District Map, referenced in Section 142-72 of the City Code, by changing the Zoning District Classifications for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".
6. **File No. 1956. Amendments to the Comprehensive Plan.** The City of Miami Beach, Florida is requesting amendments to the Comprehensive Plan, Amending Part II: "Goals, Objectives And Policies" of the City Of Miami Beach Comprehensive Plan, Policy 1.2 of Objective 1: Land Development Regulations of the Future Land Use Element, by adding new categories Town Center Core (TC-1); Town Center Mixed Use (TC-2); and Town Center Residential Office (TC-3).

7. **File No. 1957. Future Land Use Map Amendments.** The City of Miami Beach, Florida is requesting to amend the Future Land Use Map of the Comprehensive Plan of the City of Miami Beach by changing the Future Land Use Designations for the North Beach Town Center from CD-3, "Commercial, High Intensity" to TC-1, "Town Center Core"; from CD-2, "Commercial, Medium Intensity" to TC-2, "Town Center Mixed Use"; and from RM-1, "Residential Multifamily, Low Intensity" to TC-3, "Town Center Residential Office" and TC-3(c) "Town Center Conditional Neighborhood Commercial".

IV. **Meetings Reminder / New Business**

*** Next Month's Regular Meeting: TUESDAY, June 22, 2010 at 1:30 p.m. for discussion of Planning issues and 3:00 for the regular agenda, unless otherwise changed in consultation with the Chairperson depending on the length of the agenda. Please mark your calendars and inform staff if you have a schedule conflict.

V. **Adjournment**

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) *-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.